

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: Thursday, January 29, 2015; 5:00 p.m.**

Kilmartin Plaza

160 Benedict Street

Providence, RI 02909

CALL TO ORDER

Chairman Nicolas Retsinas called the meeting to order at 5:03 p.m.

ROLL CALL

Present:

Nicolas Retsinas
Thomas Ryan
Dolores Cascella
Roger Giraud
Ricardo Patino
Hilary Silver
JT Taylor

Absent:

Mary Kay Harris
John Igliozi
Kevin Jackson
Dorothy Waters

Initially six members were present, sufficient to commence an informational meeting. Commissioner Patino arrived at 5:18 p.m. bringing the attendance to seven constituting a quorum to conduct business.

APPROVAL OF MINUTES

Chairman Retsinas asked for a motion to accept and approve the regular meeting minutes of 12/11/14. The motion was made by Commissioner Taylor, seconded by Commissioner Patino. The minutes were approved with a unanimous voice vote.

RESIDENT'S COMMENTS

Commissioner Cascella commended the maintenance department for the great job in keeping up with the snow, and for staying overnight for the residents in case of an emergency, and thanked the Management Aide Marian Madera for her assisting the residents.

A Kilmartin resident complained about the washing machine that has not been working since it was placed in the laundry area.

Another Kilmartin resident asked Marcela Betancur to translate his concerns to the board for him. He stated he had concerns about unauthorized persons entering his apartment. Frank Manfredi, Manager of Kilmartin Plaza and Jack Costa, Director of Security responded. The tenant said he is aware of incidents happening to other residents. Executive Director Paul Tavares, asked him to report the incidents to the Management Office. Chairman Retsinas thanked the residents for coming forward with their concerns and they will be addressed.

Finally, Director Tavares introduced Lisa Castellanos of Special Projects to recognize a former tenant of another development. Lisa Castellanos explained the importance of the food pantry at Parenti Villa, which serves over 47,000 meals per year. Lisa presented Betty Booth with a Certificate of Recognition on behalf of the PHA for her devotion and contribution to the Parenti Villa Community.

Chairman's Report

None

EXECUTIVE DIRECTOR'S REPORT

Director Tavares commended all PHA staff who worked diligently throughout the snowstorm.

Secondly, the Director made note of all the successful holiday events, such as the Toy Drive, luncheons at the high-rises and the employee gathering at the holiday party. He was impressed with the tremendous amount of good will, generosity, and comradery amongst everyone.

Additionally, the sprinkler system plans are being drawn up by an engineer in order for us to go out for an RFP for the actual work. The Director warned the board that the preliminary cost numbers are north of what the figures were in 2008, the last estimated cost for sprinkler systems. We will discuss in future meetings how we are going to pay for this project.

Finally, the Director thanked Special Projects and each department for their contribution with putting together the annual report.

Commissioner Ryan commended the staff for all they do. After reading the Annual Report, he was very impressed with all the on-goings that are happening at the Providence Housing Authority.

COMMITTEE REPORTS:

- Budget and Finance: (Comm. Giraud)
- Resident Services: (Comm. Silver)
- Capital Improvements: (Comm. Cascella)
- Executive Committee: (Chair Retsinas)

Budget & Finance: Commissioner Giraud stated we are six months into the fiscal year. Operating cash income is ahead of schedule by under \$500,000. On the expense side, we show a deficit to date which reflects non-cash charges related to depreciation on all of the assets of the PHA. It varies significantly from AMP to AMP, due to the schedule of capital improvements to each AMP. The auditors final exit interview was held with the staff. McGladery is preparing the final audit report and should be ready for presentation at the March board meeting.

Resident Services: Commissioner Silver reflected on the great job the staff and residents do for the PHA. A 5-year LISC Grant was received for Social Innovation Fund for the Family Success Center. All Amps will receive training from our partner the Gemma Foundation for breast cancer awareness. Planning of the community job fair is underway for our residents. The Viva-Bien health program visited the high-rises for the Fresh to You Fruit & Vegetable truck. UnitedHealthcare Community Fund contributed 12 refurbished computers for the new computer labs at Carroll Tower and Dominica Manor of which ribbon cuttings were held at each site. The PHA 75th Anniversary planning is underway. Finally, the Department of Health has released Health Equity Zone request for proposals with goals to address health disparities and improve population health in underserved communities.

Capital Improvements: Commissioner Cascella stated A bid package will be advertised shortly for elevator modernization at Carroll Towers. A bid package will be advertised in the spring to replace and relocate three electrical transformers from the basements at Admiral Terrace. A contract has been advertised to install vinyl siding at 188-190 Hanover Street. Edward Rowse Architects will be providing the Authority with a preliminary cost for the automatic fire sprinkler system installation in the high-rises. Replacement window, floor tile and kitchen cabinet replacement is currently on going at six Scattered Sites; PHA and Union Hall Carpenters are performing these.

Director Tavares commented some of the exterior work is on hold due to the weather. The challenge is there has been an extraordinary amount of vacancies, 38 departures in December, which has put a strain on the facilities maintenance department to turn over the units. Vice Chairman Ryan questioned the spike in the departures. The Director attributed it in part to

Rhode Island Housing being under order from HUD to issue their Section 8 vouchers and a number of our residents were on the section 8 list, therefore, people left.

RESOLUTIONS

None

OLD BUSINESS

None

NEW BUSINESS

In keeping with the monthly presentations, Chairman Retsinas asked Director Tavares to introduce Jack Costa, Director of Security. Jack gave a presentation on the Crime Statistics for calendar year 2014. Jack stated the statistics on Part I offenses, felony crimes are down 28.8%. Part II offenses, lesser crimes were up by 8.9%. Overall, compared to 2013, Part I and Part II offences were down by .4%. He stressed how important the relationship and contact between the officers and residents is. After the presentation, commissioners addressed their questions and concerns to Mr. Costa. Chairman Retsinas recognized our partnership with the Providence Police Department and Officer Paul O'Rourke. Officer O'Rourke stated another police officer has been added to our security team.

Executive Session

None

ADJOURNMENT

There being no further business, Chairman Retsinas accepted a motion to adjourn from Commissioner Cascella, seconded by Commissioner Patino. Said motion passed with a unanimous voice vote.

The meeting adjourned at 5:51 p.m.

Minutes Submitted and Approved By:

Lisa Cancelliere
Recording Secretary

Paul Tavares
Executive Director